



OFFICES OF THE COUNTY EXECUTIVE

MEMORANDUM

October 17, 2005

Douglas M. Duncan
County Executive

Bruce Romer
Chief Administrative Officer

TO: Thomas E. Perez, President
Montgomery County Council

FROM: Bruce Romer
Chief Administrative Officer

Derick P. Berlage, Chairman
Maryland National Capital Park and Planning Commission

SUBJECT: Department of Permitting Services (DPS) and Maryland National Capital
Park and Planning Commission (MNCPPC) Biweekly Report As Required by
County Council Resolution 15-1125 Short-Term Measures to Assure
Compliance with Site Plans

The County Council adopted Resolution 15-1125 Short-Term Measures to Assure Compliance with Site Plans on July 26, 2005. The following action is requested in the resolution.

"The County Council for Montgomery County, Maryland urges the Montgomery County Planning Board and the Department of Permitting Services to take these actions immediately. The Chair of the Planning Board and the Director of the Department of Permitting Services must provide biweekly reports to the Council updating the Council on their progress in implementing each step outlined in paragraph 7."

Attached you will find the fifth biweekly report which is a joint report from DPS and MNCPPC as required in the above section of the resolution.

If you have questions or need additional information please contact Robert Hubbard, Director DPS on 240-777-6363 or Charlie Loehr, Director MNCPPC on 301-495-4511.

Attachments

cc: Robert Hubbard
Charles Loehr

Department of Permitting Services and
Maryland National Capital Park and Planning Commission
Biweekly Update Report to the County Council on
Resolution: 15-1125 Short-Term Measures to Assure Compliance with Site Plans
Report Date: October 14, 2005

In response to the problems uncovered in Clarksburg, the Montgomery County Planning Board (MNCPPC) and the Department of Permitting Services (DPS) agreed to undertake a number of immediate actions to ensure thorough review and compliance of building permits with site plans while more comprehensive reviews of the planning and enforcement process are pending. In turn, the County Council asked for bi-weekly reports that would detail the progress made with respect to each proposed action. This constitutes the fifth of these biweekly reports. Rather than repeat the same information that has been included in prior reports, we have summarized the key information that we believe the Council wants to know.

Action: No new building permits may be issued in the Clarksburg Town Center development until further review and certification of compliance with appropriate site plans by Park and Planning and the Department of Permitting Services.

- The investigation of Clarksburg Town Center is ongoing. Neither DPS nor MNCPPC has issued any new building permits for this project. In addition, stop work orders have actually been put in place for several parts of the Town Center, including the five Manor Houses, an area containing two other condominium buildings, , and two, as yet unbuilt sections of Clarksburg Town Center while the Planning Board considers additional alleged violations.

Action: All requests to amend site plans in Clarksburg must be deferred until reviews of what went wrong in Clarksburg and elsewhere are completed and the Council has an opportunity to take necessary actions.

- The Planning Board has not yet set dates to consider any amendments to the Clarksburg Town Center Project Plan or the Phase I and Phase II Site Plans, nor has a date been set to review (for the first time) the Phase III Site Plan, which is the area projected to contain retail and office. However, on Tuesday, October 25th, the Board is scheduled to hear a request to extend the Preliminary Plan for Clarksburg Town Center. The Board granted a three month extension on July 28th in order to allow more time to hear the alleged violations. Since this process has not yet been completed, the applicant (Newland Communities) has requested an additional extension to ensure that the Preliminary Plan does not expire on October 26, 2005. It is important to point out that many of Newland's road infrastructure commitments are conditions of the Preliminary Plan.

Action: The Department of Permitting Services, Department of Public Works and Transportation, and the Planning Board must review the roads and other required

infrastructure within the Clarksburg Town Center, and provide the Council with a report by August 15, 2005 regarding the status of the Implementation of the provisions of the Clarksburg Town Center site plans pertaining to road infrastructure, including recommendations for ensuring that the necessary road infrastructure is in place in a timely fashion.

- As required, MNCPPC, DPWT, and DPS submitted a report to the Council regarding the road infrastructure required as part of the Clarksburg Town Center project by August 15th. In addition, staff of all three agencies continues to work to ensure that this roadwork is expedited and that road closures required as part of the construction process are minimized.

Action: A county wide freeze on issuance of Building Permits in site plan zones (residential and commercial) continues until height limit and setback requirements can be verified by the Department of Permitting Services.

Progress Report:

NEW APPLICATIONS RECEIVED		
	Commercial	Residential
Received	6	109
Approved	4	15
Disapproved	0	6
Pending Review	2	88

Certification by a licensed design professional is now required on building permit applications stating that the height and setbacks shown on the application comply with the requirements of the zone and/or site plan. Any applications that do not include this information are rejected as incomplete. As a result, there is no longer a freeze on building permit issuance outside of Clarksburg Town Center. It is important to note, however, that even though this certification is now required, permit reviewers are also carefully checking to ensure that the height and setbacks that are shown conform with the standards.

Action: Almost 200 building permit applications (residential and commercial) are currently pending with county authorities. No permits may be issued until each applicant resubmits site plans that disclose height and setback compliance. Department of Permitting Services and the Planning Board must verify the setback and height restrictions spelled out in the approved site plan.

Progress Report:

- Letters were sent to applicants of the 200 building permit applications requesting them to resubmit their building permit site plans with information stating that it is in compliance with the MNCPPC site plan requirements.

Below is a chart showing the status of applications sent to MNCPPC. (Numbers in previous reports have been inclusive of more than the 200 list. This table illustrates and clarifies accurate numbers as of the date of this report).

	List of 200	Other Applications
# Applications sent to MNCPPC	20	302
# Approved by MNCPPC / # Permits Issued	14/13	76/47
# Disapproved by MNCPPC	1	24
#Pending Review	5	202

As surprising as it may seem, of the 200 building permits that had to be resubmitted for review with the appropriate certification as to height and setback, only 20 have been received to date. As for other permits received, MNCPPC continues to have a backlog in the review process due to a lack of personnel and the additional time required for each review as the result of a new checklist that has been put in place to ensure that all standards are carefully checked. A new staff person recently began work and is being trained to do permit review. This effectively doubles the review staff (from one to two), which should to speed the process.

Action: Any building permit application that uses the term “story” to describe the height of a building, instead of indicating proposed height by actual measurement of the building, must be rejected.

- No building permit applications have been received using the term “story” to describe the height of a building. However, staff at Park and Planning knows that some earlier plans were approved showing height in terms of stories only. All of these plans must go back to the Board to be amended to show a height limitation in feet.

Action: The Planning Board and Department of Permitting Services must conduct an immediate audit of site plans approved throughout Montgomery County since January 1, 2003 to ensure that work being done is in accordance with the specifications of the approved plans. Planning Board and Department of Permitting Services should immediately suspend development in any site plan where violations are uncovered.

- DPS and MNCPPC have determined that 116 site plans have been approved since January 1, 2003. (Originally, it was stated that 118 such plans had been approved. However, further review revealed that, in two cases, plans were for different phases of the same project. As a result, the total number of projects being audited was reduced by two.) This audit is ongoing. A spreadsheet is attached showing the results to date.

Action: Park and Planning mid-level personnel must no longer approve “administrative” or so-called minor amendments to site plans. The Director of Park and Planning must personally approve every amendment to a site plan that is not

considered by the Planning Board and any site plan amendment review, major or minor, must include public notice.

- MNCPPC – As explained in the last report, a new procedure has been put in place for administrative amendments. All such amendments are now documented, publicly noticed, and can only be approved by the Director of Park and Planning. In addition, we are in the process of developing a list that would show the type of changes that can even be considered for administrative amendments.

Action: Subject to Council approval the Department of Permitting Services and the Planning Board must submit to the county Council by July 30, 2005 a staffing plan to increase the number of personnel dedicated to site plan and other enforcement duties. The resources for additional personnel must come from increased fees on developers and builders, not from taxpayer funded sources.

Progress Report:

- DPS and MNCPPC submitted staffing plans to the County Council.

Action: Existing personnel in the Department of Permitting Services and the Planning Board must be immediately redeployed to perform site plan inspections. The County Council will be provided with a plan for training new and redeployed employees.

- Staff at DPS and MNCPPC have been redeployed to address the immediate need to audit projects approved since 2003 and to ensure better enforcement of all conditions related to ongoing projects. New positions have been advertised to address this ongoing need in the future.

Action: The Department of Permitting Services and the Planning Board must immediately begin the process of recruiting additional, qualified personnel to perform enforcement functions for the two agencies.

- DPS and MNCPPC have created and advertised positions outlined in their respective staffing plans. Resumes are being received and review of the same has begun.

Action: The builders and developers involved in the proceeding pending before the Planning Board pertaining to the Clarksburg Town Center development have agreed to the community's request that the Planning Board investigate and adjudicate *all* allegations of violations prior to adjudication of the sanctions. The Council endorses this approach.

- The latest schedule for the review of allegations with regarding Clarksburg Town Center is as follows:
 - 1) The Clarksburg Town Center Advisory Committee (CTCAC) will present its case to the Board regarding all outstanding allegations on Tuesday, October 25th.

- 2) Newland Communities and the builders will present their defense on Thursday, November 3rd.
- 3) The record will remain open until Friday, November 17th.
- 4) Once the record is closed, planning staff will prepare a report that will include staff recommendations with respect to findings for each allegation.
- 5) The Board will then set a date (probably in December) to hear all of the outstanding allegations and render a decision.

PLAN #	PLAN NAME	PB APV. DATE	STATUS	Units In / Proposed	Notes	Landscape	Lighting	Paving	Recreation	Date of Inspection	HT	SB
820040090	4933 FAIRMONT AVENUE	01/15/2004	S	25 of 1	Foundation work at street level	U	U	U	U	9/1/2005	P	P
820030370	8045 NEWELL STREET	07/17/2003	75%	1 of 1	wall/path misaligned	U / NOV	U	U	U	8/19/2005	P	P
820050210	8215 FENTON STREET	03/11/2005	NS	~	~	~	~	~	~	8/19/2005	~	~
820040130	ALEXAN MONTROSE CROSS PH III	01/29/2004	S	0 of 1	Path staked out	U	U	U	U	9/2/2005	P	P
820040140	ARLINGTON EAST	02/19/2004	NS	~	~	~	~	~	~	8/24/2005	~	~
81987009A	ASPEN HILL SHOPPING CENTER	12/11/2003	NS	~	~	~	~	~	~	8/4/2005	~	~
820050020	AVALON AT DECOVERLY - PHASE 2	10/28/2004	S	0 of ?	OK for TPF only	~	~	~	~	8/22/2005	~	~
820030240	BANCROFT NORTH	09/18/2003	75%	7 of 7	~	U	U	C	U	8/19/2005	C	C
820050120	BAUM PROPERTY	01/20/2005	NS	~	~	~	~	~	~	N/A	~	~
82000014B	BETHESDA THEATRE RESIDENTIAL	07/03/2003	<100%	1 of 1	Renovation incomplete/ planting disc	U / NOV	?	?	?	9/1/2005	P	P
820040240	BETHESDA VIEW CONDOMINIUMS	05/06/2004	S	0 of 1	Excavation only, no BP	U	U	U	U	8/26/2005	P	P
81996026A	BROOKDALE	12/09/2004	75%	1 of 1	Elevation differences / Bay window	U	U	U	U	8/29/2005	P	P
820040210	BUCKINGHAM TERRACE	05/27/2004	S	0 of 11	Ok to begin TPF	U	U	U	U	9/14/2005	P	P
820040030	CIDER BARREL PROPERTY	11/20/2003	50%	~	~	U	U	U	U	8/4/2005	C	NOV
81998001G	CLARKSBURG TOWN CENTER	02/10/2005	NS	~	NO SIG SET	~	~	~	~	N/A	P	P
820030020	CLARKSBURG VILLAGE	07/31/2003	<25%	~	~	U	U	U	U	9/8/2005	P	P
82003002A	CLARKSBURG VILLAGE PHASE I	12/23/2004	<25%	~	~	U	U	U	U	9/8/2005	P	P
82002014B	CLARKSBURG, TOWN CENTER	02/10/2005	NS	~	NO SIG SET	~	~	~	~	N/A	P	P
81994012A	CLOPPER'S MILL	07/08/2004	<25%	~	~	U	U	U	NA	8/4/2005	C	C
820030070	CLOVERLEAF CENTER	03/13/2003	NS	~	~	~	~	~	~	N/A	~	~
820030100	CLOVERLY COMMERCIAL	11/06/2003	NS	~	~	~	~	~	~	8/3/2005	~	~
82002032A	COLESVILLE ECKERD DRUG STORE	10/23/2003	<100%	1 of 1	~	U	?	NOV	NA	9/9/2005	P	P
820040300	CREEKSIDE AT LEISURE WORLD	07/29/2004	50%	~	High Rise	U	U	U	U	8/6/2005	P	P
81999048A	CROSS CREEK CLUB, PHASE II	02/13/2003	75%	17 of 25	~	U	U	U	U	8/16/2005	P	P
820040060	DAY PROPERTY	12/18/2003	NS	~	~	~	~	~	~	8/3/2005	~	~
82000023A	EDGEMOOR IV	01/20/2005	NS	~	~	~	~	~	~	8/24/2005	~	~
820040330	ETON SQUARE	07/22/2004	NS	~	~	~	~	~	~	N/A	~	~
820030140	EURO MOTORCARS	01/23/2003	100%	N/A	~	U	C	C	N/A	9/7/2005	P	P
820040320	EZ STORAGE - TAKOMA PARK	07/29/2004	75%	.95 of 1	~	U	U	U	NA	8/19/2005	P	P
820030030	FAIRFIELD AT GERMANTOWN	01/16/2003	25%	~	~	U	U	U	U	8/5/2005	P	P
820050070	FAIRLAND VIEW	01/27/2005	NS	~	~	~	~	~	~	8/4/2005	~	~
820030280	FOGEL/BAR-LEVAV PROPERTY	05/22/2003	<100%	1 of 1	Planting discrepancy	U / NOV	C	C	NA	9/1/2005	P	P
820040120	FORTUNE PARC	02/12/2004	25%	26 of 150	other foundations in	U	U	U	U	8/30/2005	P	P
820040150	FORTUNE PARC	03/18/2004	S	0 of 11	Parcel L apt. underway	U	U	U	U	8/30/2005	P	P
820030300	FRALEY PROPERTY	09/11/2003	S	~	GRADING	U	U	U	U	8/24/2005	P	P
820040050	GABLES ROTHBURY SQUARE	11/20/2003	75%	8 of 8	~	U	U	U	U	8/24/2005	P	P
820030230	GATEWAY COMMONS	07/24/2003	<25%	~	GRADING SITE	U	U	U	U	9/2/2005	P	P
82002010B	GERMANTOWN PROFESSIONAL BUILDING	05/29/2003	100%	~	~	C	C	C	C	9/8/2005	P	P
820040260	GIANCOLA QUARRY	07/22/2004	NS	~	FCP not approved	~	~	~	~	8/23/2005	~	~
820030050	GOODWILL PROPERTY	04/10/2003	75%	~	*amendment underway	U	U	U	U	9/8/2005	P	P
820030260	GREENBRIAR PRESERVE	10/16/2003	25%	4 of 30	Fence Caps missing/ entry wall diffe	U / I	U	U	U	8/22/2005	P	P
820030380	GREENCASTLE TOWNS	10/02/2003	S	~	GRADING	U	U	U	U	8/16/2005	C	C
820040220	GREENWAY VILLAGE AT CLARKSBURG	07/22/2004	NS	~	NO SIG. SET	~	~	~	~	?	~	~
82000006A	GROSVENOR VILLAGE	07/15/2004	<100%	1 of 1	I / NOV for 8-200006	~	~	~	~	9/12/2005	~	~
81977013A	HAMPTONS AT TOWN CENTER	11/06/2003	100%	~	~	C	C	C	C	9/1/2005	P	P
82002022A	HIGHLANDS AT CLARKSBURG	07/24/2003	75%	~	~	U	U	U	C	8/5/2005	C	C
820030390	HODGES LANDSDALE PROPERTY	10/02/2003	50%	11 of 29	~	U	U	U	U	8/22/2005	P	P
820030310	HOMECREST	06/26/2003	75%	5 or 5	~	U	C	C	C	8/19/2005	P	P
81995030B	HOYLES MILL VILLAGE	12/04/2003	100%	~	~	U	C	U	U	9/8/2005	P	P
820000190	HOYLES MILL VILLAGE - SEC 2D	12/04/2003	50%	~	~	U	U	U	U	9/2/2005	P	P
820020380	INFRASTRUCTURE CLARKSBURG VILL	07/31/2003	<25%	~	~	U	U	U	U	9/8/2005	P	P
820040230	JEFFERSON AT INIGO'S CROSSING	04/15/2004	S	0 of 2	Foundation work underway	U	U	U	U	9/2/2005	P	P
820030160	JOHNS HOPKINS UNIVERSITY	02/13/2003	100%	~	~	U	U	C	N/A	8/31/2005	P	P
820030400	KINGSVIEW VILLAGE	10/16/2003	50%	3 of 4	~	U	N/A	U	N/A	9/7/2005	P	P
81997007A	KINGSVIEW VILLAGE - SECT. 8	12/23/2004	NS	~	~	~	~	~	~	N/A	~	~
820040270	LEESBOROUGH	11/04/2004	NS	~	Active school site	~	~	~	~	8/17/2005	~	~
820040290	LIBERTY HEIGHTS	06/03/2004	NS	~	~	~	~	~	~	N/A	~	~
820030080	LOCKWOOD PROPERTY	02/13/2003	NS	~	~	~	~	~	~	8/3/2005	~	~
820030410	MAPLE RIDGE TOWNHOMES	10/16/2003	75%	37 of 59	Approaching 70%	U / I	U	U	U	8/22/2005	P	P

82001003A	MONTGOMERY COUNTY AIRPARK	05/15/2003	75%	1 of 1		U	U	U	U	8/11/2005	P	P
81995036B	MONTROSE CROSSING	04/24/2003	100%	NA	time extension only	NA	NA	NA	NA	9/6/2005	NA	NA
820030090	NORWOOD OVERLOOK	03/27/2003	75%	4 of 6		U	U	I	NA	9/6/2005	-	-
820040010	OAKRIDGE CORPORATE CENTRE	10/28/2004	NS	-	-	-	-	-	-	8/15/2005	-	-
820040020	OAKRIDGE CORPORATE CENTRE	01/08/2004	NS	-	-	-	-	-	-	8/15/2005	-	-
820040100	OLNEY MANOR	11/20/2003	75%	1 of 1		I	C	I	I	8/22/2005	C	C
820030320	ORCHARD AVENUE OFFICE	07/24/2003	NS	-		-	-	-	-	8/23/2005	-	-
82003032A	ORCHARD AVENUE OFFICE	04/07/2005	NS	-	see also 820030320	-	-	-	-	8/23/2005	-	-
820030000	PARKSIDE	01/16/2003	75%			U	U	U	U	8/4/2005	C	C
82000042A	PITA SUBDIVISION	09/11/2003	100%	1 of 1		C	C	C	N/A	8/8/2005	P	P
820050200	PORTICO	03/31/2005	NS	-	-	-	-	-	-	8/15/2005	-	-
820030330	POTOMAC COUNTRY CORNER	10/02/2003	50%	7 of 29		U	U	U	U	8/22/2005	P	P
820030350	POTOMAC CREST, LOTS 1-21	07/10/2003	75%	11 of 17	Only 5 units occupied	U	U	U	U	9/7/2005	P	P
820040200	POTOMAC PRESERVE	03/04/2004	NS	-	-	-	-	-	-	8/17/2005	-	-
82004008A	POTOMAC RIDGE BEHAVIOR HEALTH	05/12/2005	25%	1 of 1		U	U	U	N/A	8/31/2005	P	P
820040180	POTOMAC'S EDGE	06/10/2004	TPF only (fo	0 of 34	TPF for Demo is OK	-	-	-	-	8/11/2005	-	-
820030130	RANDOLPH MANOR	06/19/2003	75%		M (shade structure)	I	C	I	C	8/17/2005	C	C
820030170	RICHARDS ADD TO ASHLEY HOLLOW	05/01/2003	25%	11 of 25		U	U	U	U	8/23/2005	C	C
820030360	ROCK SPRING CENTRE APARTMENT (to	11/20/2003	S	0 of 1	Developer has put project on hold	U	U	U	U	8/30/2005	P	P
820040170	ROCK SPRING PARK CENTER (Tower II)	02/26/2004	NS	-	Shares LOD with 820030360	-	-	-	-	8/30/2005	-	-
82001002A	ROCKVILLE TARGET	01/16/2003	<100%	1 of 1	Missing plants/ Cart corrals need rel	I	C	C	NA	9/7/2005	P	P
820050190	ROYCO'S ADD TO DERWOOD (LEXUS)	04/28/2005	NS	-	-	-	-	-	-	8/4/2005	-	-
82000024B	SCANDINAVIAN IMPORT SERVICE CE	12/04/2003	S			U	U	U	U	8/24/2005	P	P
81999024A	SHADY GROVE ADVENTIST HOSPITAL	05/06/2004	<25%	1 of 1		U	U	U	N/A	8/31/2005	P	P
81989041A	SHADY GROVE GABLE	10/28/2004	75%	6 of 6		U	N/A	U	U	9/7/2005	P	P
820050010	SILVER SPRING GATEWAY	03/17/2005	NS	-	sales trailer present	-	-	-	-	8/23/2005	-	-
820030250	SILVER SPRING PARK/LOFTS 24	05/01/2003	50%	1 of 1		U	U	U	U	8/19/2005	P	P
820030340	SUMMERFIELD CROSSING	11/13/2003	<50%			U	U	U	U	8/8/2005	C	C
820050040	THE CRESCENT	10/21/2004	S	0 of 1	Excavation not complete	U	U	U	U	8/19/2005	P	P
820050050	THE ENCLAVE	12/09/2004	S	0 of 1		U	U	U	U	8/18/2005	P	P
820030290	THE ESTATES AT GREENBRIAR PRES	10/16/2003	S	0 of 31	LOD is OK (earthwork and infrastruc	U	U	U	U	8/12/2005	P	P
820030110	THE MEADOWS AT HURLEY RIDGE	05/01/2003	50%	114 of 219		U	U	U	U	9/1/2005	P	P
820050160	THE TOWNS OF DOGWOOD	02/10/2005	NS	-	-	-	-	-	-	8/4/2005	P	P
820030190	TIMBER CREEK @CLARKSBURG VILLA	01/30/2003	100%	24 of 24		I	C	C	I	9/1/2005	P	P
820030200	TONY'S CAR WASH, LOT 1	05/15/2003	100%			I	I	C	NA	8/5/2005	P	P
820040070	TOWNS AT ROSEDALE PARK	12/04/2003	50%	3 of 6	All foundations in	U	U	U	U	8/24/2005	P	P
820030120	TRAVILLE	02/19/2004	S	0 of 2	Grading/foundation	U	U	U	U	8/22/2005	P	P
820050110	TWINBROOK COMMONS	12/09/2004	NS	-	-	-	-	-	-	8/23/2005	-	-
820050140	U.S. PHARMACOPEIA	03/03/2005	S	0 of 2	SWO lifted for sequence violation	U	U	U	NA	8/23/2005	P	P
820030270	VERIZON BETHESDA-STANFORD STRE	06/05/2003	50%	.75 of 1		U	U	U	U	8/25/2005	P	P
820050220	WESTECH VILLAGE CORNER	06/02/2005	S		GRADING	U	U	U	U	7/25/2005	-	-
820030080	WESTFARM TECH PARK-PARCEL GGGC	05/01/2003	<100%	1 of 1	not yet occupied	I	C	NOV	I	8/15/2005	P	P
820050030	WESTFIELD SHOPPING CENTER	01/27/2005	NS	-	-	-	-	-	-	8/30/2005	-	-
820030220	WHEATON PLACE	05/22/2003	<100%	9 of 9		I / NOV	C	C	NA	8/17/2005	P	P
820050100	WHETSTONE RUN	02/10/2005	NS	-	-	-	-	-	-	8/4/2005	-	-
82001017A	WHITE FLINT PLACE	02/27/2003	25%		82001017 has minor differences in p	U	U	U	U	8/23/2005	P	P
82001017B	WHITE FLINT PLACE	05/27/2004	25%			U	U	U	U	8/23/2005	P	P
820050180	WHITE OAK	02/10/2005	NS	-	-	-	-	-	-	8/18/2005	-	-
820040160	WILDWOOD MANOR SHOPPING CENTE	01/08/2004	<100%	1 of 1	F.R.I.T.S notified	I	C	NOV	NA	8/17/2005	P	P
820040280	WILLIAMS AND WILLSTE BUILDING	05/27/2004	75%	1 of 1	SP has been amended	U	U	U	U	8/19/2005	P	P
82001010A	WISCONSIN PLACE	04/10/2003	25%	.25 of 7	Garage approaching street level	U	U	U	U	8/29/2005	P	P
820030180	WISTERIA BUSINESS PARK	05/15/2003	100%			C	C	C	NA	8/5/2005	P	P
820050090	WOODCREST	12/23/2004	NS	-	-	-	-	-	-	N/A	-	-
820040250	WOODMONT CORNER	07/22/2004	NS	-	-	-	-	-	-	8/25/2005	-	-
116	Total Site Plans											
Key:												
C	Work completed in compliance with approved site plan.											
I	Incomplete elements that will be addressed by developer.											
U	Work is underway.											
NOV	Notice of violation.											
P	Inspection Pending.											
-	No activity has begun.											